

**TOWN OF DAVIE**  
**PLANNING AND ZONING DIVISION**  
**PLANNING REPORT**

May 12, 1998

**SITE PLAN:** Stor-All  
SP 5-2-99

**APPLICANT:** **Petitioner:** Stor-All  
**Owner:** Stor-All Ltd.

**ANALYSIS:** **Land Use/Zoning:** Commercial / B-3  
**Location:** 3700 South University Drive

The applicant requests approval of a 66,750 square foot self storage facility consisting of 1 two-story and 2 one-story buildings, associated parking, and landscaping. This site plan is identical to the previously approved plan which expired on January 15, 1999. The town attorney was determined the site has vested rights for use as a self-storage facility which is no longer a permitted use in the B-3 zoning district.

The buildings will be beige colored stucco with green and purple accent bands. Aluminum and glass storefront systems have been added to the two-story building facing University Drive, to enhance the architectural style. All other buildings are one-story and have been internalized so that overhead doors are not visible from the exterior.

A total of 38 parking spaces are required for the facility with 9 provided on the exterior and 29 provided on the interior of the facility.

Dry retention areas are proposed along the north and south perimeter of the site and are landscaped with water tolerant materials such as bald cypress, red maple, and sabal palms. To the east is an existing 8' masonry wall set 10 feet off the rear property line. Landscape material exists in this area, east of the wall, but has been poorly maintained. Royal palms are provided in the center island and foxtail palms are provided along the buildings facades at the front of the site with under story materials such as crinum lily, indian hawthorne, xanadu, cocoplum, and roebellini. Nerium oleander standards are provided in various areas along the frontage with the perimeter hedge material being cocoplum.

A wall sign, 75 square feet in area, is provided on the west facade in colors to match the purple and green accent bands on the building.

The site plan is in conformance with Town Code requirements.

**PLANNING AND ZONING DIVISION RECOMMENDATION:** **APPROVAL** subject to the following conditions:

1. Approval of the photometric lighting plan by the Engineering Division.
2. Indicating the color of the gutters and downspouts on the building elevations.

3. Removal of the 15' land area on the southeast corner of the site from the site plan (for potential conveyance to adjacent property owners) or providing 1 canopy tree and a continuous row of hedges for the length of that property.
4. Revising the landscape plan to-
  - a. change material in the center island to 4 Cassia Surattensis (12' ht, 6' clear trunk, 4' spread, 2.5" cal.)
  - b. provide shrubs/ ground cover under oaks in landscape islands.
  - c. FDOT approval

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report items 1-4 (4-0, Mr. Amos absent), May 11, 1999.

EXISTING ZONING: B-3LAND USE DESIGNATION: COMMERCIAL**TOWN OF DAVIE USE ONLY**SITE PLAN NO. SP 5-249FEE \$1,180<sup>00</sup>RECEIPT NO. 7548**TOWN OF DAVIE  
SITE PLAN APPLICATION**(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks Payable to TOWN OF DAVIEDATE FILED: May 2, 1999NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN: \_\_\_\_\_

FLOOR AREA: 66,750NO. OF UNITS: -2PETITIONER: Stor-All/Larry Anderson/Jeffrey AndersonADDRESS: 1375 West Hillsboro Blvd.  
Deerfield Beach, FL 33442  
PHONE: (954) 421-7888RELATIONSHIP TO PROPERTY: OwnerOWNER: Stor-All, Ltd.ADDRESS: 1375 West Hillsboro Blvd.  
Deerfield Beach, FL 33442PROJECT NAME/SUBDIVISION NAME: Stor-AllPROJECT ADDRESS: 2700 South University DriveLEGAL DESCRIPTION: APORTION OF PARCEL "A", YOUNG WORLD PLAT,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN  
PLAT BOOK 124, PAGE 43, OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA.**ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACRH FILE**  
\*\*\*\*\***OFFICE USE ONLY**

TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS \_\_\_\_\_ NUMBER OF SURVEYS \_\_\_\_\_

APPROVE AS TO FORM: GLB DATE: 5/3/99

DEVELOPMENT REVIEW COMMITTEE DATE: \_\_\_\_\_

SITE PLAN COMMITTEE MEETING DATE: 5-11-99TOWN COUNCIL MEETING DATE: 10-2-99

Jeffrey M. Anderson  
President of Anderson Stor-All, Inc.  
General Partner of Stor-All, Ltd.

OWNER'S NAME(S)



OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

1375 West Hillshore Blvd.  
ADDRESS

Deerfield Beach, FL 33442

CITY, STATE, ZIP

(954) 421-7888

PHONE

The foregoing instrument was acknowledged before me  
this 3 day of May, 1999, by  
Jeffrey M. Anderson who is personally  
known to me or who has produced

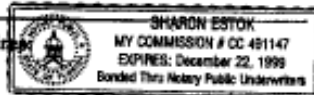
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Sharon Estok

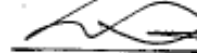
Print:

My Commission Expires



Larry W. Anderson  
Vice President of Anderson Stor-All, Inc.  
General Partner of Stor-All, Ltd.

PETITIONER'S NAME



PETITIONER'S SIGNATURE

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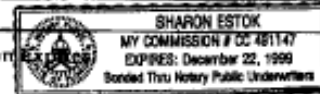
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